



**MINUTES
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 17, 2005**

Chairman Martin opened the meeting at 8:05 p.m. by reading the Open Public Meetings Law statement; This is a Regular Meeting of the Zoning Board of Adjustment; in compliance with the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at River Vale Municipal Offices.

ROLL CALL:	Kevin Martin	Chairman	Present
	Lorraine de Stefan		Present
	Melvina Fakazis		Absent
	Chuck Waldes		Present
	David Rice		Present
	Thomas Pospisil		Present
	Robert Fortsch		Present
	Robert Adamo		Present
	Michael Gannaio	Board Attorney	Present
	Richard Burns	Board Engineer	Absent

Appointment & Confirmation of Members:

J.J. Clancy, Chuck Waldes and Robert Adamo were sworn in by Michael Gannaio, Board Attorney.

MINUTES:

Upon motion of David Rice, seconded by Thomas Pospisil, on roll call vote, all in favor, the minutes of January 27, 2005 were approved

2004 ANNUAL REPORT:

A motion by Robert Fortsch, seconded by Lorraine de Stefan to table; on roll call vote all in favor, except J.J. Clancy who abstained the motion carried.

DISCUSSION:

Lisa Canavan / RJSV Assoc. – 562 Faletti Way – Block 513, Lot 2 – Request for Variance Extension
The applicant or a representative were not present. A motion by Kevin Martin, seconded by Robert Fortsch to table, on voice vote, all in favor, the motion carried.

APPLICATIONS:

05-01 – Holiday Farms Townhouse Condominium Association – Piermont Avenue – Block 1301.01 Lot 2 –
Replace 200 yards existing wood fence with new 5 foot PVC semi private fence. Violates 142-248 A & F

Robert Fortsch recused himself.

Ronald Tucci, President of Holiday Farms provided background on the existing fence. He advised that it was placed in 1982 and was in need of replacement. The application is for a 5 foot PVC almond color plastic fence manufactured by Jerith. Robert Adamo advised that he is familiar with the fence and commented that it is a good quality fence. J.J. Clancy inquired if the fence would open up a view of the decks on Piermont Avenue. Mr. Tucci responded that the area is heavily landscaped already and that you could not see through the fence on an angle. Further, all decks are above the fence line and landscaping would provide more privacy.

Chairman Martin opened the meeting to the public.

No Public Comment

The meeting was closed to the public.

A motion by Thomas Pospisil, seconded by J.J. Clancy in approval of the fence application conditioned that model 402 of Jerith fence, 5 foot high, bronze color and landscaping be placed; on roll call vote, Lorraine de Stefan, Chuck Waldes, David Rice, J.J. Clancy, Thomas Pospisil, Robert Adamo and Kevin Martin voted yes; Robert Fortsch was recused. The motion carried.

Robert Fortsch returned to the dais.

05-02 – Sylvestri – 614 Poplar Road – Block 1001.01 Lot 4 New Garage Construction 35 ft. x 25 ft. 15 ft high – Building height and size exceeds accessory building regulations – 142-225. Proposed construction exceeds impervious coverage violates ordinance 142-263 D (1 & 2)

Bonnie Mizdol represented the applicant Mr. Sylvestri. Mr. Sylvestri described the property to the Board members. His property is 100 x 150 and contains a 1 ½ story brick house which fronts Poplar Road and sides John Street. The rear buffer is pine trees. No neighbors to the East side. Mr. Sylvestri's application is to place a garage on the East side of the property. A covered storage on the property would be removed. Mr. Sylvestri stated reasons why the best location for the proposed garage is the East side. Mr. Sylvestri explained that his family had grown older and he needed a place for vehicles as well as storage. J.J. Clancy commented that 40% of impervious coverage is permitted. It was determined that the plans exceed the impervious coverage. Robert Adamo inquired why the plans were for a 35 foot deep garage. Mr. Sylvestri responded to accommodate storage as well. Kevin Martin commented that a 35 foot garage was long. J.J. Clancy inquired where water would run off pointing out that the area is close to C-1 designation. Mr. Sylvestri was willing to place a retention tank. Mr. Fortsch suggested a 30 foot garage being concerned about a neighbor on John Street. J.J. Clancy stated that actual impervious coverage was not calculated. Mr. Martin stated that 20 foot x 30 foot at 600 square feet is in compliance for an accessory building.

Chairman Martin opened the meeting to the public.

No Public Comment

The meeting was closed to the public.

Robert Adamo stated that the structure is already 40% impervious coverage without an accessory building that

would only increase the coverage. He was not in favor of such a large structure.

David Rice commented that he would like to see a garage approved rather than no garage at all. J.J. Clancy recommended the application be continued at the special meeting on March 31 in order to gather impervious coverage calculations. Robert Adamo suggested an attached garage rather than an accessory building omitting the 10 ft. cavity between the buildings. Discussion ensued. Mr. Sylvestri was willing to modify the plans to a 20 foot x 30 foot garage 14 feet high and remove the existing covered shed.

A motion by David Rice, seconded by Lorraine de Stefan in approval of a 20 foot x 30 foot garage 14 feet high and the removal of the existing shed and engineer review for water retention. On roll call vote, Lorraine de Stefan, Robert Fortsch, Chuck Waldes, David Rice, and Kevin Martin voted yes; J.J. Clancy and Robert Adamo voted no; Thomas Pospisil abstained. The motion carried.

The Board recessed 9:00 p.m. – 9:10 p.m.

The meeting was reconvened.

05-03 Edgewood Country Club – 449 Rivervale Road Block 1201 – Lot 6 and Block 2201, Lots 26 and 31. Install netting for Driving Range. Height exceeds ordinance requirements of 6 foot. Violates 142-248. C (1) and 142-248 D.

Mr. Steinberg, Attorney on behalf of the applicant advised that affidavit of service was forwarded. He provided an overview of the complaint by a neighbor of the Golf Course where golf balls were intruding on her property. The Country Club is trying to resolve the problem by proposing installation of “netting”. Mr. Steinberg had three witnesses present, the surveyor, golf superintendent and golf professional. A survey and photographs were available. Thomas Randall, Attorney for the complainant was present.

Steve Koestner, 61 Hudson Street, Hackensack, licensed surveyor was sworn in by Mr. Gannaio. Mr. Koestner provided his qualifications which were accepted by the Board. The survey showing proposed netting prepared by his office on March 3, 2005 was marked as Exhibit A-1. He reviewed the diagram tee area which is 230 yards from the adjacent property line. The proposed netting fence is 200 feet x 60 feet high. New landscaping of white pines would be located behind the fence.

Paul Dotti, Golf Course Superintendent was sworn in by Mr. Gannaio. He is employed with Edgewood for 10 years and 4 years prior with Rockleigh Golf Course. Exhibit A-2 consisted of 4 photographs – 1 existing netting, 2 homeowners house and area to be protected, 3 close-up view of homeowners house and 4 another photograph of homeowners house.

Mr. Dotti advised that the proposed plantings of 10 white pines grow approximately 1 to 2 feet per season. They would be placed the entire length of the netting. He provided flyers of the proposed netting. Posts to hold the netting would be 70 feet high and placed 10 foot into the ground with support cables on each end. Mr. Adamo inquired if Mr. Dotti considered 230 yards short. Mr. Dotti responded “yes.” From the road, about 20% of the netting would be visible. Mr. Adamo requested that the applicant provide a landscaping plan to include size and spacing of trees. Mr. Koestner responded that the applicant would be happy to work with the town on landscaping, and would like the netting approved.

Keith Larsen, Golf Professional was sworn in by Mr. Gannaio. He has been employed at Edgewood for 7 years. He advised that he was involved in determining the size of the proposed netting. A handout was provided dated March 16, 2005 from John Scarpinia of Tex-Net Inc. to Mr. Larsen describing a trajectory study of a driver.

Mr. Larsen read the letter for the record. Mr. Larsen commented that about 20% of golfers can hit the golf balls over to the adjacent property in question. He advised that low compression balls are used.

Mr. Adamo commented that no topo survey was provided and that more analysis needs to be done. Kevin Martin suggested Tex-Net representatives visit the site and be more specific with details.

Mr. Adamo, as Liaison to the Historic Preservation Committee, advised that it was possible an old cemetery may be located in that area of the Golf Course. He suggested the Master Plan be analyzed and Mr. Michael Hakim, Landscape Architect / Planner be contacted to discuss the possibility.

Mr. Adamo commented that the site plan should show accurate landscaping plans and include the house in question. Detailed figures and distances should be provided.

Chairman Martin opened the meeting to the public.

Thomas Randall, Attorney for the complain tent and adjacent property owner preferred to make comment at a later time.

Doria Griesbram, 537 Forest Drive, inquired how long the present owners owned the Golf Course. She was advised since the 1950's. She inquired regarding the proposed white pine plantings and commented that it should be reported how fast they would grow to 60 feet. She would like to see a survey to include the house in question. She was informed that presently there was only 1 complain tent.

Bruce Bloch, 41 Kent Road, Hillsdale stated that it is not realistic to reconfigure the range. Mr. Dotti referred to Exhibit A-1 and advised placement of the netting. Mr. Bloch described his location as to the Golf Course. He commented that the course has been a "good neighbor."

Dan Ames, 532 Green Lane, advised that the current netting requires repairs and inquired how long it has not been repaired. Mr. Dotti responded that the Golf Course repairs every year. Mr. Ames commented about the height of the netting being set at 60 feet and commented on future technology and the possibility of needing higher netting. He inquired if lowering the height of the driving range can be done. Mr. Dotti responded "no".

Estelle Acerno inquired how it would affect the view of the Golf Course from Green Lane and advised that she had no problems with golf balls.

Jack Theodore, 536 Green Lane commented on tree limbs and fence repairs. Steve Koestner responded that he should simply send a letter to the Golf Superintendent and it will be taken care of.

Joanne Hayden, 2 Cherry Hill Court, Hillsdale was present to see where the intended netting would be placed. She lives in Hillsdale since 1989 and commented that a section of Ruckner Road was not cared for and that for safety reasons approximately 100 ft. of sidewalk should be maintained.

Mr. Koestner inquired if a topographical survey was required by the Board. Mr. Martin responded "yes."

The application is carried to the March 31, 2005 Special Meeting of the Board of Adjustment.

PAYMENT OF INVOICES:

None

Comments:

Robert Fortsch advised that Thomas Pospisil and he attended a Land use Symposium at Bergen Community College on Saturday. Some members were not aware of the symposium.

J.J. Clancy recommended booking 2 nights for meetings per month whether used or not.

Robert Adamo commented that applications needed to be more “complete.” Discussion ensued.

ADJOURNMENT:

Upon motion of Lorraine de Stefan, seconded by David Rice, on voice vote, all in favor, none opposed, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Sylvia Kokowski - Recording Secretary